

# STRATEGIC FOOTPRINT REVIEW

ANNEXATION AND GROWTH PLAN DISCUSSION

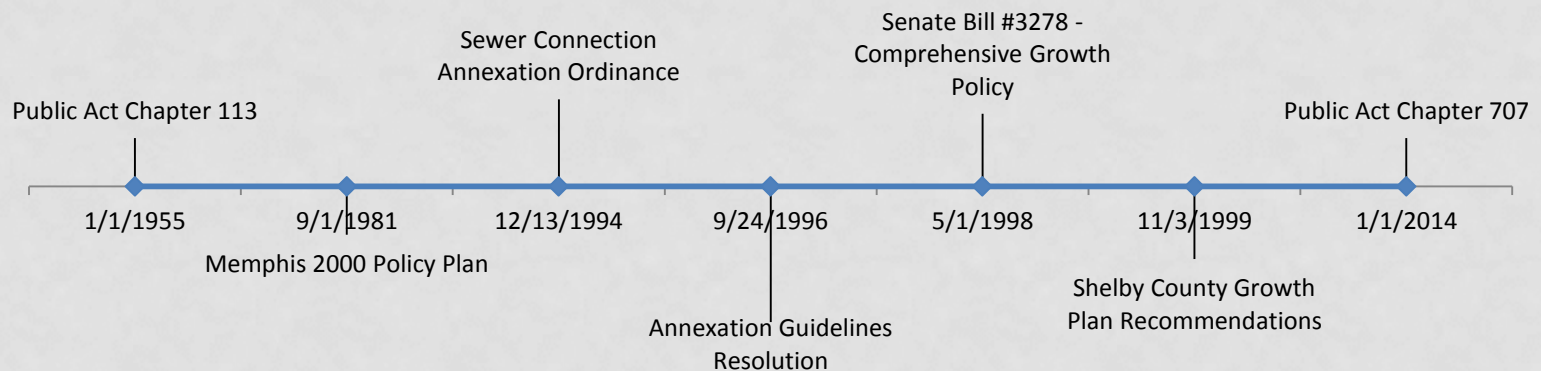


# THE FACTS

- Annexation Milestones
- Review of Historical Growth Plan Maps
- Deed Transfer Statistics
- Additional Information/Resources Currently Available

# ANNEXATION MILESTONES

## Annexation Legal/Policy Actions

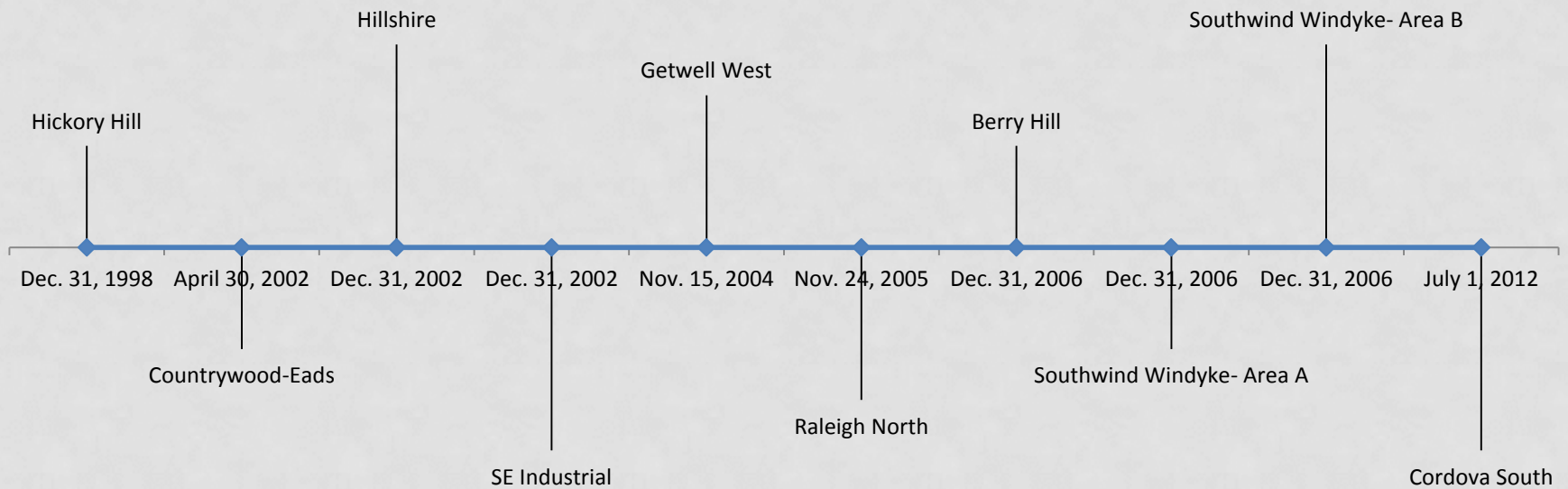


# ANNEXATION MILESTONES OVERVIEW

| Eff. Date  | Annexation Documents/Actions                    | Overview   |
|------------|---|--|
| 1955       | Public Act Chapter 113                          | Provides authorization to the City to annex territory if it appears that not annexing would endanger the prosperity of the City and the safety/welfare of citizens within the city and the related territory.  |
| 1981       | Memphis 2000 Policy Plan                        | A comprehensive plan for physical, social and economic development within Memphis and Shelby county through Year 2000. Published map identifying physical development area including urban services boundaries.  |
| 12/13/1994 | Sewer Connection Annexation Ordinance           | 1) Required developers within the City's Sewer Reserve areas to sign documents petitioning and requesting the city to annex properties that will connect to the City's sewer system. 2) Required disclosure of consent to annexation via restrictive covenants and referenced on final plat or plan. |
| 9/24/1996  | Annexation Guidelines Resolution                | Council adopted resolution establishing guidelines for 1) Annexation Planning, 2) Annexation Evaluation Criteria 3) Shaping Boundaries 4) Annexation Reserve Areas (exception to guidelines) 5) Transition of Public Services (timing and level of services to be provided).                         |
| 5/1/1998   | Senate Bill #3278 - Comprehensive Growth Policy | Established a Comprehensive Growth Policy for the State of Tennessee requiring requiring counties to establish a growth plan by July 1, 2001.  |
| 11/3/1999  | Shelby County Growth Plan Recommendations       | 1) Published recommendations for future growth within the County. 2) Published maps disclosing proposed annexation reserve area boundaries.  |
| 5/15/2015  | 2014 Public Act Chapter 707                     | Established annexation policies allowing annexation to take place only with written consent of the owner or by referendum. Previously cities allowed to annex by Ordinance.  |

# TIMELINE OF EVENTS









## Area Annexation Dates





# MEMPHIS 2000 POLICY PLAN MAP

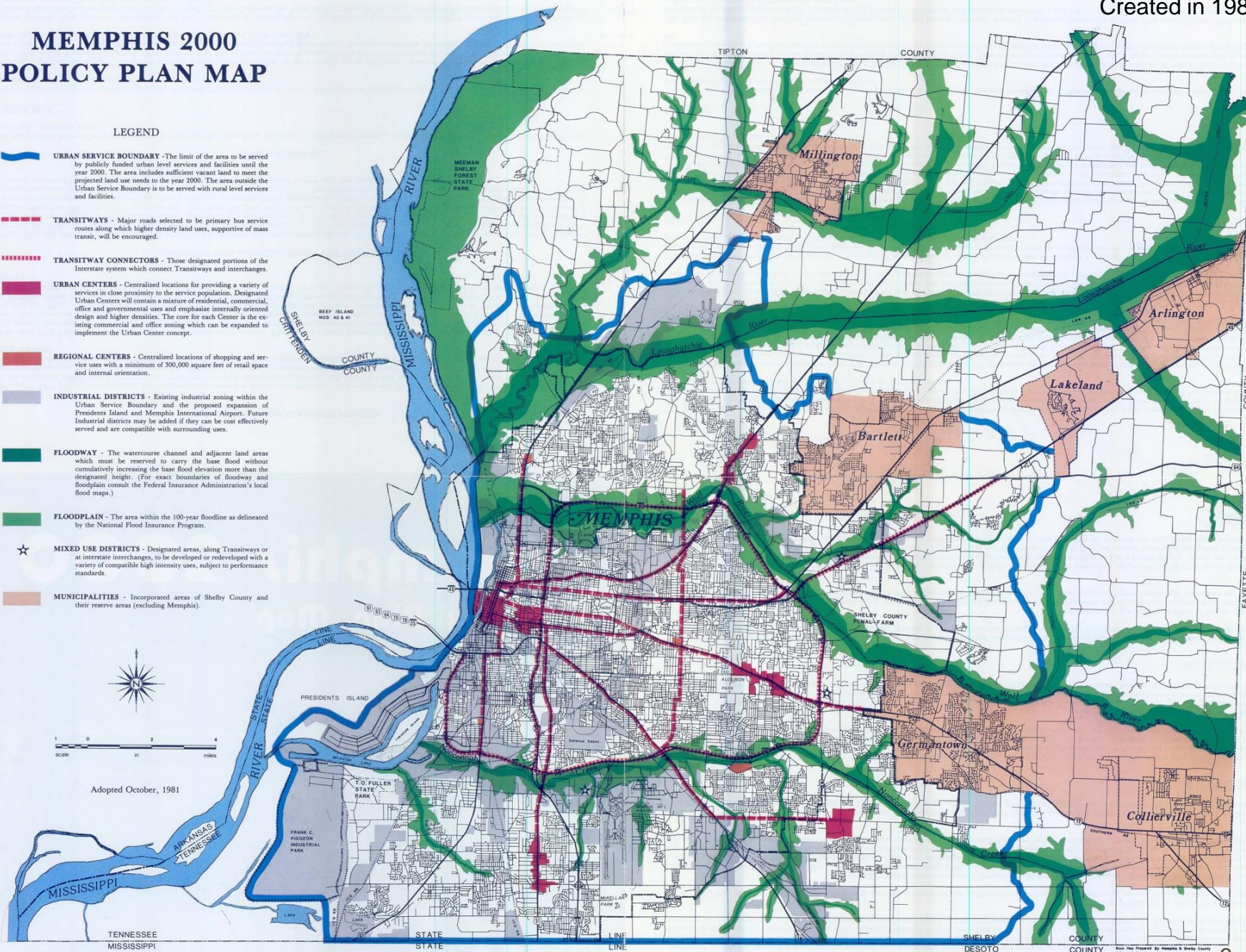
## LEGEND

-  **URBAN SERVICE BOUNDARY** - The limit of the area to be served by publicly funded urban level services and facilities until the year 2000. The area includes sufficient vacant land to meet the projected land use needs to the year 2000. The area outside the Urban Service Boundary is to be served with rural level services and facilities.
-  **TRANSITWAYS** - Major roads selected to be primary bus service routes along which higher density land uses, supportive of mass transit, will be encouraged.
-  **TRANSITWAY CONNECTORS** - Those designated portions of the Interstate system which connect Transitways and interchanges.
-  **URBAN CENTERS** - Centralized locations for providing a variety of services in close proximity to the service population. Designated Urban Centers will contain a mixture of residential, commercial, office and governmental uses and emphasize internally oriented design and higher densities. The core for each Center is the existing commercial and office zoning which can be expanded to implement the Urban Center concept.
-  **REGIONAL CENTERS** - Centralized locations of shopping and service uses with a minimum of 300,000 square feet of retail space and internal orientation.
-  **INDUSTRIAL DISTRICTS** - Existing industrial zoning within the Urban Service Boundary and the proposed expansion of Presidents Island and Memphis International Airport. Future Industrial districts may be added if they can be cost effectively served and are compatible with surrounding uses.
-  **FLOODWAY** - The watercourse channel and adjacent land areas which must be reserved to carry the base flood without cumulatively increasing the base flood elevation more than the designated height. (For exact boundaries of floodway and floodplain consult the Federal Insurance Administration's local flood maps.)
-  **FLOODPLAIN** - The area within the 100-year floodline as delineated by the National Flood Insurance Program.
-  **MIXED USE DISTRICTS** - Designated areas, along Transitways or at interstate interchanges, to be developed or redeveloped with a variety of compatible high intensity uses, subject to performance standards.
-  **MUNICIPALITIES** - Incorporated areas of Shelby County and their reserve areas (excluding Memphis).



1 0 2 4  
scale in miles

Adopted October, 1981

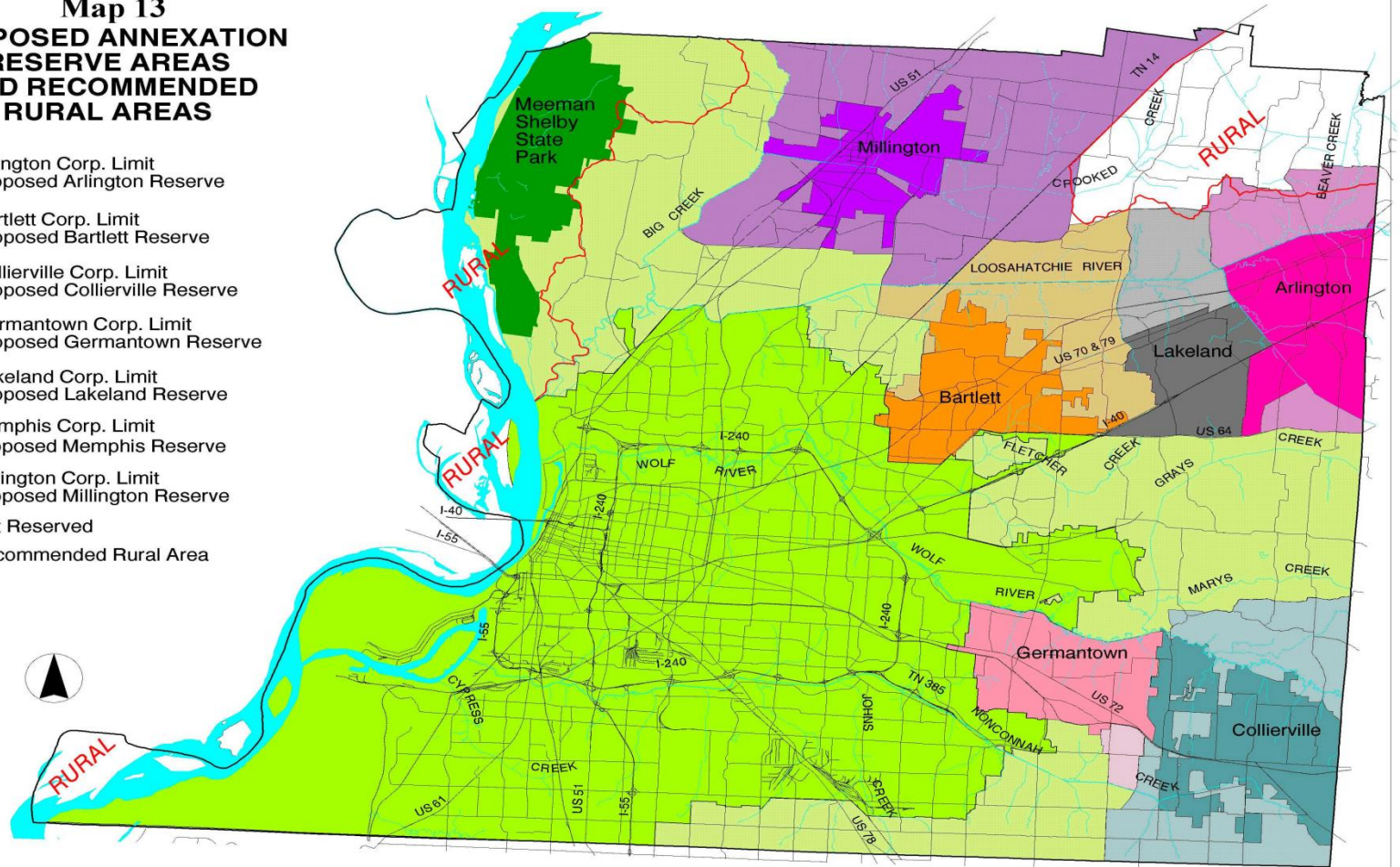




# 1998 – SHELBY COUNTY GROWTH PLAN MAP

**Map 13  
PROPOSED ANNEXATION  
RESERVE AREAS  
AND RECOMMENDED  
RURAL AREAS**

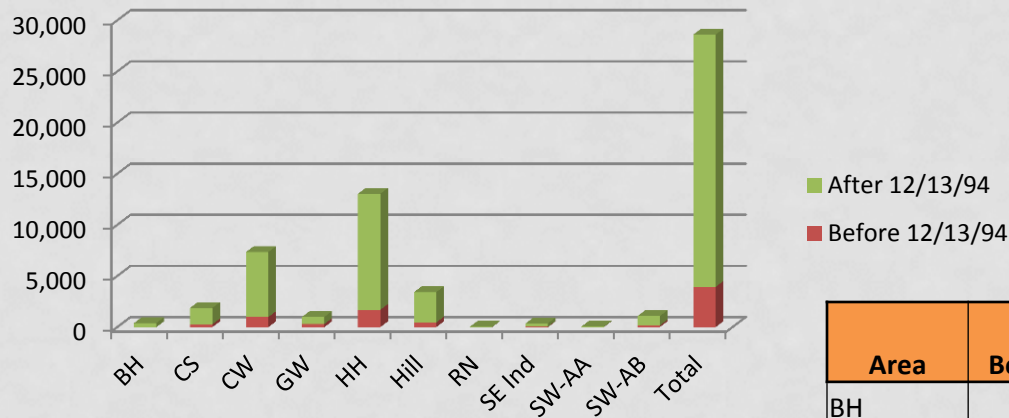
- Arlington Corp. Limit  
Proposed Arlington Reserve
- Bartlett Corp. Limit  
Proposed Bartlett Reserve
- Collierville Corp. Limit  
Proposed Collierville Reserve
- Germantown Corp. Limit  
Proposed Germantown Reserve
- Lakeland Corp. Limit  
Proposed Lakeland Reserve
- Memphis Corp. Limit  
Proposed Memphis Reserve
- Millington Corp. Limit  
Proposed Millington Reserve
- Not Reserved
- Recommended Rural Area



Prepared By: Memphis and Shelby County Division of Planning and Development, Nov. 3, 1999

# DEED TRANSFER AFTER SEWER DISCLOSURE ORD.

## Transfers after Disclosure Requirement

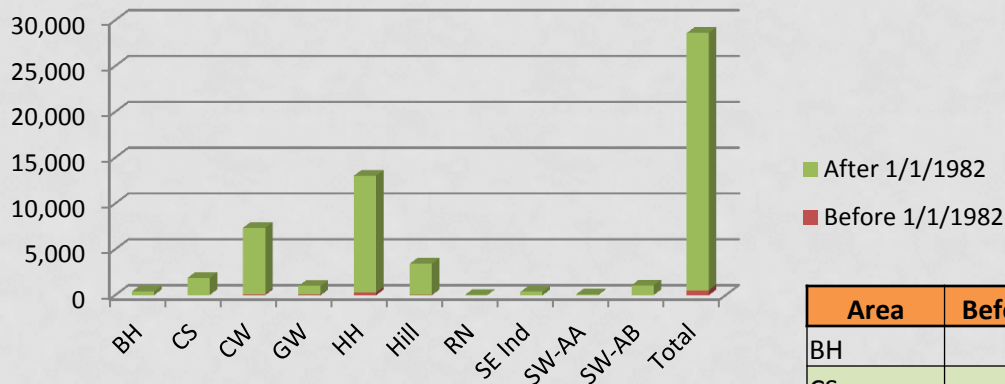


| Area         | Before 12/13/94 | After 12/13/94 | Total         | % After    |
|--------------|-----------------|----------------|---------------|------------|
| BH           | -               | 396            | 396           | 100%       |
| CS           | 282             | 1,591          | 1,873         | 85%        |
| CW           | 988             | 6,357          | 7,345         | 87%        |
| GW           | 308             | 688            | 996           | 69%        |
| HH           | 1,691           | 11,350         | 13,041        | 87%        |
| Hill         | 455             | 2,961          | 3,416         | 87%        |
| RN           | 7               | 28             | 35            | 80%        |
| SE Ind       | 39              | 328            | 367           | 89%        |
| SW-AA        | 9               | 59             | 68            | 87%        |
| SW-AB        | 151             | 923            | 1,074         | 86%        |
| <b>Total</b> | <b>3,930</b>    | <b>24,681</b>  | <b>28,611</b> | <b>86%</b> |



# DEED TRANSFERS AFTER MPHS 2000 POLICY PLAN

**Transfers after Memphis 2000 Policy Plan**  
(implemented in 1981)



| Area         | Before 1/1/1982 | After 1/1/1982 | Total         | % After    |
|--------------|-----------------|----------------|---------------|------------|
| BH           | -               | 396            | 396           | 100%       |
| CS           | 1               | 1,872          | 1,873         | 100%       |
| CW           | 115             | 7,230          | 7,345         | 98%        |
| GW           | 68              | 928            | 996           | 93%        |
| HH           | 301             | 12,740         | 13,041        | 98%        |
| Hill         | 35              | 3,381          | 3,416         | 99%        |
| RN           | 5               | 30             | 35            | 86%        |
| SE Ind       | 11              | 356            | 367           | 97%        |
| SW-AA        | -               | 68             | 68            | 100%       |
| SW-AB        | 13              | 1,061          | 1,074         | 99%        |
| <b>Total</b> | <b>549</b>      | <b>28,062</b>  | <b>28,611</b> | <b>98%</b> |

# ADDITIONAL INFO/RESOURCES CURRENTLY AVAILABLE

- Office of Planning Development Annexation webpage (History/Maps):  
<http://shelbycountyttn.gov/index.aspx?NID=2954>
- Property Tax, Sales Tax and Population Impacts (see attached).
- Inventory of City owned assets within each annexed area.
- Total Revenue Loss vs Service Delivery Cost Savings (pending).

# QUESTIONS?

- Thanks for your service to our community!!

